

Affordable Housing Parking Regulations

San Diego Housing Federation

Recommendations

August 1, 2007

Working Group Members

- □ San Diego Housing Federation
- □ Affordable Housing Developers
- □ Architects
- □ San Diego Housing Commission

Meeting with representatives from

- ☐ City of San Diego (Redevelopment, DSD, Planning Department)
- □ SANDAG

Chair: Amy Benjamin, San Diego Housing Commission

Affordable Housing

- Units with restrictions recorded against the property which determine:
 - ☐ Monthly rent
 - □ Sales price
 - ☐ Targeted ownership or rental households
 - □ Occupancy
 - □ Length of affordability

Challenges of Current Regulations:

- Spending public funds on unused parking instead of on needed housing.
- Wasting valuable land and financial resources that could be used for housing.
- No incentive for residents to pursue public transit.
- Requirements are the same regardless of geographic location and transit options.
- Reduction for affordable units only applies to projects for very low income residents.

Excess Parking = Excess Cost

- Unused parking translates into spending that could have been used for more housing rather than parking
- Public funds wasted (local subsidies needed to fill the affordable housing financing gap)

San Diego Has a AFFORDABLE HOUSING Crisis Not a Parking Crisis

Affordable Housing Parking Demand Survey

- Collected data at peak periods over last six months
- Counted spaces that were not in use
- 20 properties surveyed

SDHF Survey Parameters:

- Project location
- Proximity to transit
- Housing type (transitional, special needs, etc)
- Income levels and bedroom mix
- # of spaces provided vs. # of spaces occupied during peak occupancy

- Projects were both urban and suburban
- Reporting properties were primarily targeted to families
- Mix of studios, 1,2,3 bedrooms

Key Findings

- Average parking occupancy within the City showed 48% of spaces occupied at peak times when most residents were likely to be at home.
- No property was fully utilizing the parking that was initially required for the project.
- Generally, projects with the greatest transit options had more unused parking.

Excess Parking Everywhere

Of the 20 reporting affordable properties:

- 9 were using less than 60% of the supplied parking
- Only 5 were occupying at least 80% of the available parking
- One property was using only 25% of the parking supplied on site

Project	# of Units	Required under SD Muni Code	Parking Supplied	Currently Occupied	% Occupied vs. Required	% Occupied vs. Supplied
Tesoro Grove- San Diego, 92154	106	200	152	87	44%	57%
Creekside Trails-San Diego, 92154	50	96	77	61	64%	79%
51st Street- San Diego, 92115	24	36	24	6	17%	25%
Wilson Ave San Diego, 92104	8	12.5	8	3	24%	38%
Becky's House- San Diego, 92108	10	16	10	5	31%	50%
Casa Colina Senior Housing- San Diego,	75	113	32	30	27%	94%
Mercado Apt- San Diego, 92101	144	295.5	213	97	33%	46%
Las Serenas- San Diego, 92113	108	221.5	108	101	46%	94%
Alabama Manor Senior Housing- San Diego, 92104	67	103.5	24	24	23%	100%
Vista Verde- San Diego, 92113	40	88	95	42	48%	44%
Del Sol- San Diego, 92154	93	202	178	89	44%	50%
Beyer Courtyard- San Ysidro, 91950	60	127.5	107	85	67%	79%
*Winwood Village- San Diego, 92130	92	186	195	175	94%	90%
*Torrey Highlands- San Diego, 92129	76	161	198	159	99%	80%
*Rancho Del Norte- San Diego, 92127	119	238	146	100	42%	68%
*Fairbanks Ridge- San Diego, 92127	204	402.75	356	150	37%	42%
*Villa Andalucia- San Diego, 92127	32	63	54	31	49%	57%
*Villa Glen- San Diego, 92129	26	50.5	51	32	63%	63%
**Little Italy Family Housing San Diego, 92101	37	40	40	30	75%	75%
**Villa Harvey Mandel- San Diego, 92101	90	45	27	17	38%	63%

Average = 48% 65%

^{*} Indicates projects within the North City Future Urbanizing Area

Parking Construction costs Underground

Lillian Place

Parkside

■ 16th & Market

■ Talmadge Sr. Village

■ 15th & Commercial

■ Studio 15

\$27,500/space

\$40,000/space

\$44,639/space

\$47,336/space

\$54,000/space*

\$43,657/space*

*projected

AVERAGE CURRENT COST = \$43,000

Parking Construction Costs Surface

Estimated at \$2,000/space

Case Study -- Vista Verde 351 S. 33rd Street, San Diego

40 units

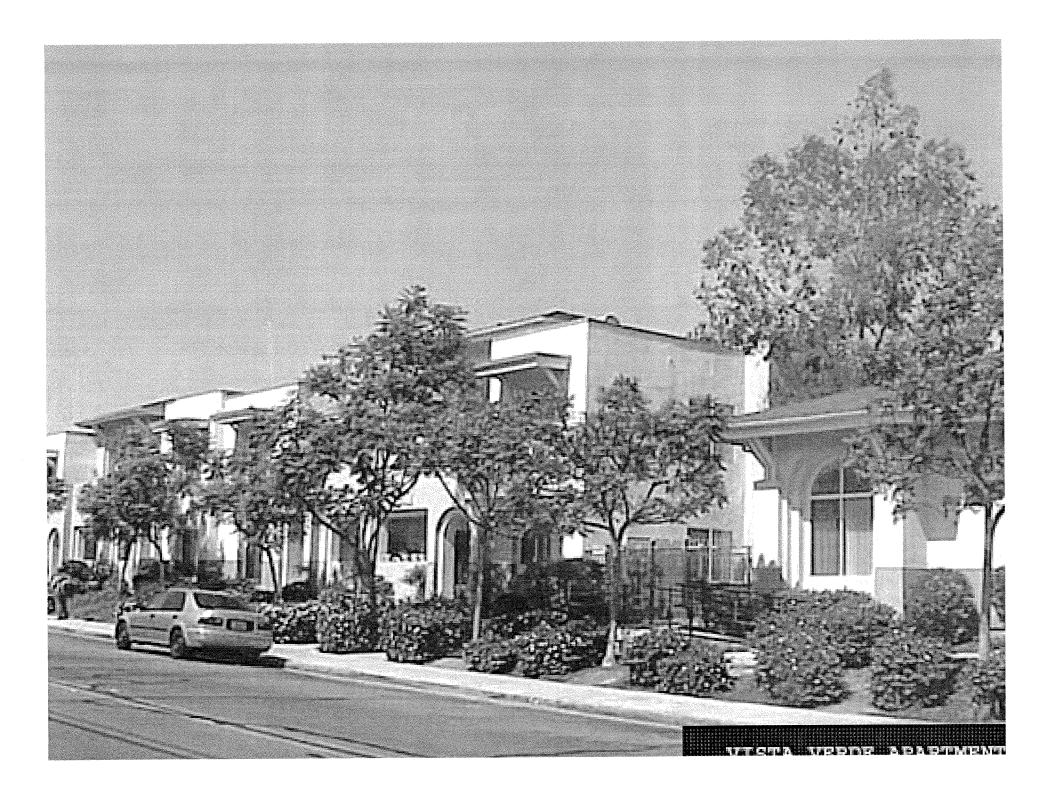
8 two-bedroom, 32 three-bedroom

Vista Verde

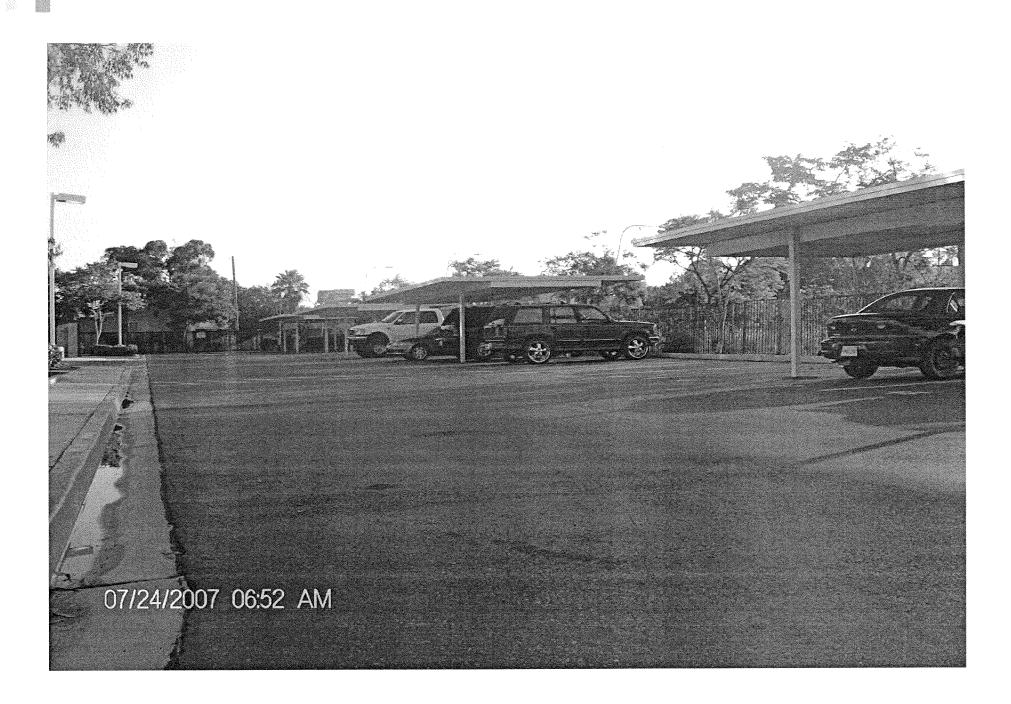
1 household at 30% AMI

13 households at 43% AMI

26 households at 48% AMI



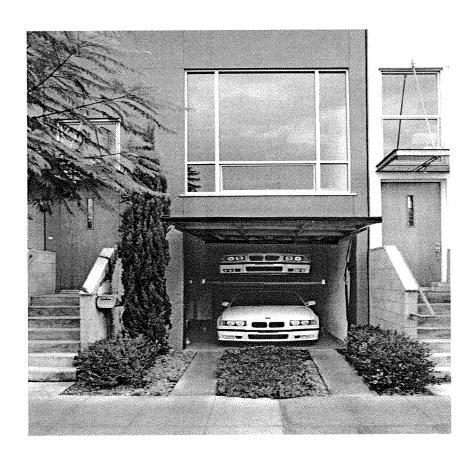




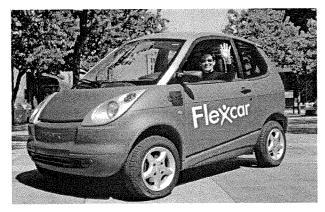
Vista Verde

93 required parking spaces
Parking peak occupancy 49 spaces

Transit Options



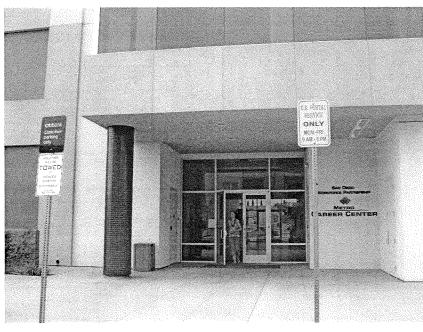






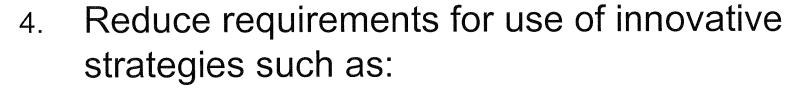
City Heights Shared Parking





Recommendations

- Maintain special minimum requirements for rent restricted housing for very low and extremely low income households.
- Reduce the requirements for affordable projects with low income residents (60%AMI), not just very and extremely low.
- 3. Reduce parking requirements for rentrestricted affordable housing by .75 for all categories.



☐ Flex car

Automated or robotic parking

□ Valet

Shared parking

☐ Smart car

□ City bike



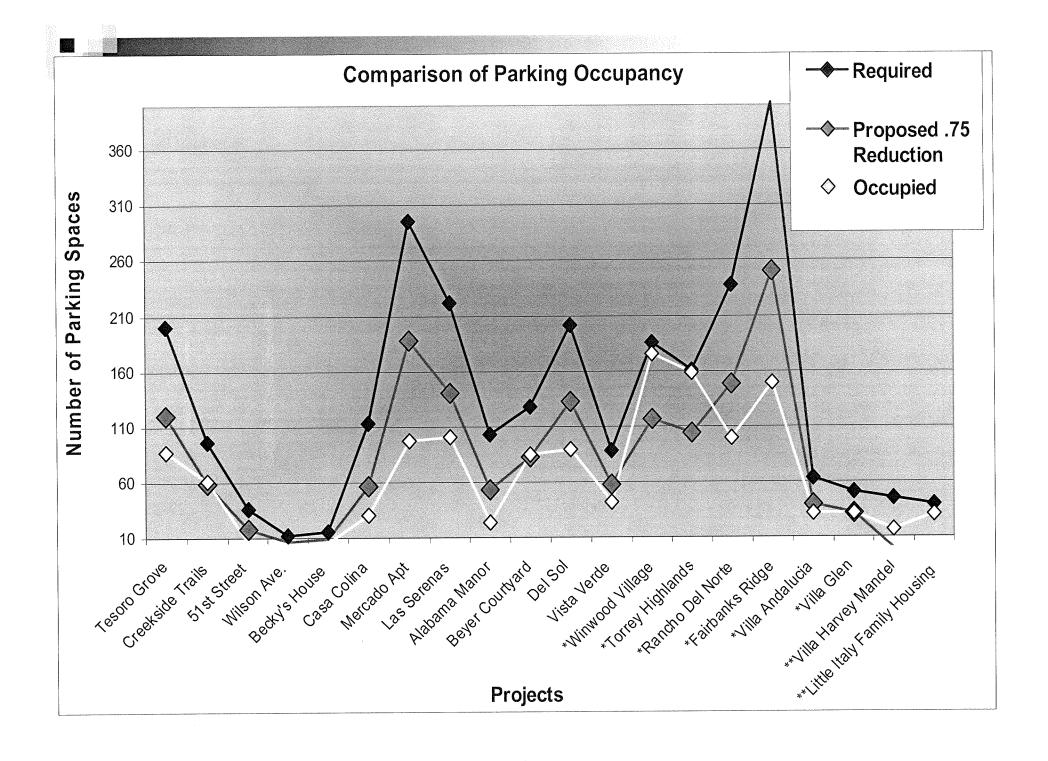
- 6. Maintain lower requirement for projects in Transit Area Overlay Zone (TAOZ)
 - □ Expand areas incorporated in TAOZ
 - Include all existing transit stations and modified routes
 - TAOZ reductions should be in addition to any allowable affordability reduction

- 7. Adopt staff's recommendation to extend the TPOZ to Very Low Income housing projects, regardless of whether a density bonus is requested.
- 8. Extend tandem parking option to all projects serving those at 60% of AMI or lower income households.

Project	# of Units	Required under SD Muni Code	Required with 0.75 reduction for <60%	Currently Occupied
Tesoro Grove- San Diego, 92154	106	200	120.5	87
Creekside Trails-San Diego, 92154	50	96	58.5	61
51st Street- San Diego, 92115	24	36	18	6
Wilson Ave San Diego, 92104	8	12.5	6.5	3
Becky's House- San Diego, 92108	10	16	8.5	5
Casa Colina Senior Housing- San Diego, 92105	75	113	56.75	30
Mercado Apt- San Diego, 92101	144	295.5	187.5	97
Las Serenas- San Diego, 92113	108	221.5	140.5	101
Alabama Manor Senior Housing- San Diego, 92104	67	103.5	53.25	24
Vista Verde- San Diego, 92113	40	88	58	42
Del Sol- San Diego, 92154	93	202	132.25	89
Beyer Courtyard- San Ysidro, 91950	60	127.5	82.5	85
*Winwood Village- San Diego, 92130	92	186	117	175
*Torrey Highlands- San Diego, 92129	76	161	104	159
*Rancho Del Norte- San Diego, 92127	119	238	148.75	100
*Fairbanks Ridge- San Diego, 92127	204	402.75	250.5	150
*Villa Andalucia- San Diego, 92127	32	63	39	31
*Villa Glen- San Diego, 92129	26	50.5	31	32
**Little Italy Family Housing- San Diego, 92101	37	40	N/A	30
**Villa Harvey Mandel- San Diego, 92101	90	45	N/A	17

^{*} Indicates projects within the North City Future Urbanizing Area

^{*} Indicates projects subject to the requirements of the 1992 Center City Planned District Ordinance



Summary

- Parking demand in affordable projects is less than what the city currently requires
- Parking drives the deal . . . Affects number of units that can be provided and amount of local subsidy needed
- San Diego is wasting resources that could be better used to provide more affordable housing

Action is needed now to address housing crisis